133.0	0002	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,016,400 / 1,016,400
					USE VALUE:	1,016,400 / 1,016,400
					ASSESSED:	1,016,400 / 1,016,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
26		LOCKELAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CRYSTAL ROY M & SERENA/TRS
Owner 2:	ROY M CRYSTAL MARITAL TRUST &
Owner 3:	SERENA CRYSTAL MARITAL TRUST
Street 1:	34 GRAPEVINE AVE
Street 2:	
Twn/City:	LEXINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02421 Type:

PREVIOUS OWNER

Owner 1:	CRYSTAL ROY M & SERENA -
Owner 2:	-
Street 1:	34 GRAPEVINE AVE
Twn/City:	LEXINGTON
St/Prov:	MA Cntry:
Postal:	02421

NARRATIVE DESCRIPTION

This parcel contains 5,922 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Wood Shingle Exterior and 2841 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5922.000	473,600	4,900	537,900	1,016,400
Total Card	0.136	473,600	4,900	537,900	1,016,400
Total Parcel	0.136	473,600	4,900	537,900	1,016,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 357.82 | /Parcel: 357.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 85384
GIS Ref:
GIS Ref:
Insp Date: 12/02/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 133.0-0002-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	473,700	4900	5,922.	537,900	1,016,500	1,016,500	Year End Roll	12/18/2019
2019	104	FV	367,000	4900	5,922.	567,800	939,700	939,700	Year End Roll	1/3/2019
2018	104	FV	367,000	4900	5,922.	418,400	790,300	790,300	Year End Roll	12/20/2017
2017	104	FV	344,400	4900	5,922.	400,400	749,700	749,700	Year End Roll	1/3/2017
2016	104	FV	344,400	4900	5,922.	370,500	719,800	719,800	Year End	1/4/2016
2015	104	FV	307,200	4900	5,922.	310,800	622,900	622,900	Year End Roll	12/11/2014
2014	104	FV	307,200	4900	5,922.	303,600	615,700	615,700	Year End Roll	12/16/2013
2013	104	FV	319,500	4900	5,922.	289,300	613,700	613,700		12/13/2012

!10357!

PRINT

Date	Time
12/11/20	00:40:16

LAST REV

Date	Time
01/17/18	09:11:21
ekelly	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 10357

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CRYSTAL ROY M &	1497-82		9/27/2016	Convenience	1	No	No		
	892-175		8/1/1977		61,000	No	No		Y

USER DEFINED

Prior Id # 1:	85384
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/21/2001	865	Redo Bat	10,000	C				REMODEL 2 BATHS

ACTIVITY INFORMATION

Date	Result	By	Name
12/2/2017	MEAS&NOTICE	HS	Hanne S
11/18/2008	Meas/Inspect	189	PATRIOT
11/14/2000	Hearing N/C	189	PATRIOT
1/22/2000	Inspected	263	PATRIOT
11/23/1999	Mailer Sent		
11/8/1999	Measured	264	PATRIOT
7/25/1992		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5922		Sq. Ft.	Site		0	90.	1.01	10									537,894						537,900	

Total AC/HA: 0.13595 | Total SF/SM: 5922 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 537,894 | Spl Credit | Total: 537,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	SALMON		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.06128085
Const Adj.:	0.98000199
Adj $ / SQ:	176.810
Other Features:	126500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	686444
Depreciation:	212798
Depreciated Total:	473647

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	13	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	2001
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
1	8	2	
Totals			
2	13	4	

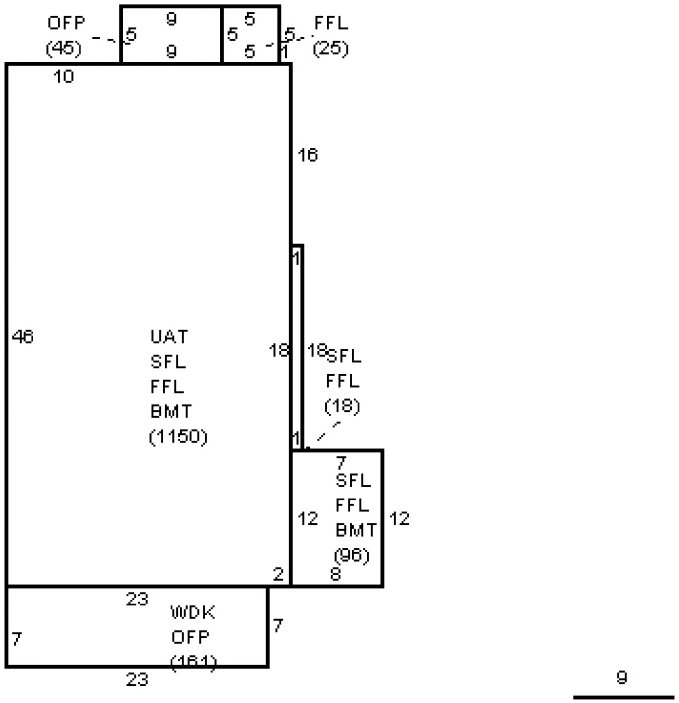
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	176.81
Special Features:	0	Val/Su Net:	106.33
Final Total:	473600	Val/Su SzAd	185.51

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,289	176.810	227,908
SFL	Second Floor	1,264	176.810	223,488
BMT	Basement	1,246	53.040	66,091
UAT	Upper Attic	288	123.770	35,583
OFP	Open Porch	206	24.020	4,948
WDK	Deck	161	11.970	1,927

	Net Sketched Area:	4,454		Total:	559,945
Size Ad	2553	Gross Are	5316	FinArea	2841

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 133.0-0002-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X20	A	AV	1930	21.58	T	40	104			4,900			4,900

More:	N	Total Yard Items:	4,900	Total Special Featues:		Total:	4,900